

120 RIVER LANE, MANNUM



0447 263 549



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PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 14

(Fresh linen supplied including sheets, pillows and quilts..)

- Bedroom 1 sleeps 2 – King bed with ensuite
- Bedroom 2 sleeps 2 - Queen bed
- Bedroom 3 sleeps 2 - Queen bed
- Bedroom 4 sleeps 6 - 1x Double bed and 2x Tri Bunks
- (Note: Bedroom 5 sleeps max 6 only)
- Bedroom 5 downstairs sleeps 2 - Queen bed with reverse split system air conditioner.





KITCHEN

- Sink, dishwasher, microwave, fridge, freezer, electric stove, electric oven, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, coffee machine.

DINING

- Dining table with 10 chairs.

LOUNGE

- TV, air conditioner, modular 7 seater lounge (with 2 recliners) and two beanbags.

LAUNDRY - Downstairs

- Washing machine, dryer & shower as mentioned as bathroom 3

BALCONY

- 10 seater table and BBQ



BATHROOM (x3)

- Ensuite to Bedroom 1: Shower, toilet, bath, towels, hand towels and bathmat.
- Bathroom two: shower, toilet, towels, hand towels and bathmat.
- Bathroom three Downstairs: shower in the laundry, separate toilet, towels, hand towels and bathmat.

Carport

- Table tennis table with 2 bats & balls
- Modular lounge
 - 75 inch TV
- 10 Seat table setting
 - Fridge & sink

OUTSIDE

- 38m2 Deck
- Ski beach.
- (No more than 4 vessels allowed at the property)
- Fire pit (to be used with CFS regulations)
- Fire pit NOT to be used if fire ban in place. (Bring your own wood if you want to use the fire pit - some provided)



TENANTS REQUIRED TO BRING

- Drinking water, Swimming towels, Aeroguard, Sunscreen, Food and Drinks (Salt/pepper, oil & sugar supplied.)

THINGS TO KNOW ABOUT THE PROPERTY

- Maximum 5 cars and two trailers
 - Ducted air-conditioning.
- Tv in main bedroom with ensuite
 - 2 car under cover parking
 - Large lawn area & River front
 - Wifi
 - Alarm
- Boat ramp and petrol station 2 mins away
- Full reverse cycle air con in all rooms- please turn off if not required
 - Rubbish day Wednesday mornings
 - Clothesline
- Supermarkets, deli's, petrol stations, takeaway food outlets, hotels, hardware, bakeries and Museum available in the township





CONDITIONS OF USE

- Strictly no pets inside
- No smoking inside the property
- No tents or campers, or caravans
- Maximum occupancy is 14 people only and this includes day visitors.
- Occupancy is on the basis of leaving the premises in a clean and tidy state – the cleaning fee is to cover a final clean for handover to next renters, therefore an extra charge (to cleaning fee) will be applicable if found in an unacceptable condition.
- On departure please make sure that all surfaces are wiped over, fridge and ovens are clean, & BBQ has been cleaned. The cleaning fee covers the floors being washed/vacuumed and the bathrooms cleaned thoroughly.
 - All breakages and damages must be paid for.
 - All rubbish to be placed in the green wheelie bin when leaving.
 - Recycling is not available, all recyclables to be removed.
- Security - when leaving please ensure all windows, doors, & gates are locked & all lights, air-conditioning units are turned off.
- Maintenance – if during your stay you have a service malfunction please phone river shack rentals on 0447 263 549

